



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

July 2, 2012  
1206-PUD-06  
Exhibit 1

**Petition Number:** 1206-PUD-06

**Subject Site Address:** 1001 W. State Route 32, Westfield, IN 46074

**Petitioner:** Hall and House, LLC

**Representative:** Donna Smithers – Northpointe Surveying, Inc.

**Request:** Change in zoning on approximately 13.4 acres from the EI district to the Hall and House PUD District.

**Current Zoning:** Enclosed Industrial

**Current Land Use:** Agriculture/Vacant

**Approximate Acreage:** 13.4 Acres

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Hall and House PUD Ordinance, June 25, 2012
4. Conceptual Site Layouts
5. Issue Summary

**Staff Reviewer:** Ryan Clark, Associate Planner

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**Petition History**

This petition was introduced at the May 14, 2012 City Council meeting and received a public hearing at the June 04, 2012 Advisory Plan Commission (the “APC”) meeting.

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**Procedural**

- Changes in zoning are required to be considered at a public hearing. The public hearing for this petition was held on June 4, 2012.
  - Notice of the June 4, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
  - The APC recommendation to City Council may be made at the July 2, 2012 APC Meeting.
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## **Project Overview**

### **Location**

The subject property is approximately 13.4 acres in size and is located at 1001 W. State Road 32 (the "Property"). The Property is bound by SR 32 to the north, industrial property to east and south, and residential/agricultural to the west. The Property is primarily agricultural in use.

### **Project Description**

The proposed Hall and House PUD Ordinance (the "PUD") establishes three (3) blocks. Block "A" is on the north side of the proposed Westfield Business Park Drive realignment and Block "B" is on the south side. Block "C" borders Block "B" along its western boundary and is to be dedicated to the city for the future extension of the Monon Trail. The proposed PUD defaults to the underlying zoning of General Business ("GB"). The proposed PUD Ordinance includes the provisions of the State Highway 32 Overlay Zone (the "SR 32 Overlay"), with the exception that the access road requirements of the SR 32 overlay would not apply to the PUD. The United States Highway 31 Overlay Zone would not be applicable to Hall and House PUD.

The proposed PUD includes a modified list of GB permitted uses, including the following additional uses:

- 1) Convenience Store with Gasoline Sales (permitted by special exception in GB)
- 2) Wearing Apparel and Accessory Shop (permitted in Local Business District)
- 3) Comic Shop (not contemplated in any district)

### **Modifications since the June 4<sup>th</sup>, 2012 Public Hearing:**

#### **Block "C"**

The proposal has been modified to include a new block, Block "C", a thirty-five (35) foot wide area along the western boundary of Block "B". Block "C" will be reserved for the future extension of the City of Westfield Trailway System and shall be dedicated to the City of Westfield within sixty (60) days written notice. Also, the buffer and building setback for the western boundary of Block "B" will be measured from the western boundary of Block "C".



### Uses

Per comments from the Public Hearing, the permitted use list has been revised to remove the following uses: apartment hotels, assembly halls, auditoriums, auto sales, business and clerical schools, charitable institutions, churches, civic centers, civic clubs, commercial parking lots and structures including public, consumer service offices, commissary food catering services, educational institutions public and private, embalming schools, fire stations, furniture stores, furrier shops, garden and lawn material retail sales, government offices, interior decorating, kindergarten and preschool language schools, libraries, mortuary, museum, photography school studio and supplies, professional and technical schools, radio and tv services, sewing machine sales and service, toy store, and tire and auto service.

### Miscellaneous

The pathways required along Westfield Business Park Road as each lot develops have been changed from a five (5) foot to an eight (8) foot wide asphalt path.

### Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies State Route 32 as a Primary Arterial. The recommended right-of-way width for a Primary Arterial is 150 feet.

The Indiana Department of Transportation is planning a realignment of Westfield Park Drive in order to align with Wheeler Road to the north. The realignment, part of the US 31 Major Moves Project, will bisect the Hall and House PUD. The project is planned to go to bid later in 2012.

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### **Public Policy**

#### Well-Head Protection – Ord. 05-31

The northern portion of the Property is located within a five year TOT (time of travel) well head protected area.

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### **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

#### 1. The Comprehensive Plan.



The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor". Office and service uses are contemplated along Westfield highway corridors. These types of uses are intended to be employment-generating uses. However, the Comprehensive Plan does acknowledge retail uses that are subordinate to and supportive of office and service uses, as acceptable.

2. Current conditions and the character of current structures and uses.

The property is currently vacant.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes this area as an employment corridor which recommends office and employment uses and acknowledges retail uses as acceptable.

4. The conservation of property values throughout the jurisdiction.

The impact to property values throughout the jurisdiction shall remain neutral or have a positive impact as a result of the rezoning. The future U.S. 31 Major Moves project and limited access intersection at US 31 and S.R. 32 should increase the visibility of this area.

5. Responsible growth and development.

The Property is contiguous to existing developments and the development of the Property would be consistent with the principles of contiguous growth. City services will such as water and sewer will be added as part of the Westfield Park Road extension.

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**Staff Comments**

1. Forward 1206-PUD-06 to the City Council with a favorable recommendation.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at (317) 674.6599 or [rclark@westfield.in.gov](mailto:rclark@westfield.in.gov).